

IT IS HEREBY ADJUDGED  
and DECREED this is SO  
ORDERED.

The party obtaining this order is responsible for  
noticing it pursuant to Local Rule 9022-1.

Dated: February 24, 2010



**TIFFANY & BOSCO**  
P.A.

**2525 EAST CAMELBACK ROAD**

**SUITE 300**

**PHOENIX, ARIZONA 85016**

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*Randolph J. Haines*

**RANDOLPH J. HAINES**  
U.S. Bankruptcy Judge

Mark S. Bosco  
State Bar No. 010167  
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State Bar No. 014228  
Attorneys for Movant

10-01147

**IN THE UNITED STATES BANKRUPTCY COURT**

**FOR THE DISTRICT OF ARIZONA**

IN RE:

Harry Clark Sharar and Juanita Elaine Sharar  
Debtors.

US Bank Natl. Assoc., as Trustee for Bear Stearns  
Asset Backed Securities, 2006-AC1

Movant,

vs.

Harry Clark Sharar and Juanita Elaine Sharar,  
Debtors, Brian J. Mullen, Trustee.

Respondents.

No. 2:09-BK-29148-RJH

Chapter 7

ORDER

(Related to Docket #17)

Movant's Motion for Relief from the Automatic Stay and Notice along with the form of proposed Order Lifting Stay, having been duly served upon Respondents, Respondents' counsel and Trustee, if any, and no objection having been received, and good cause appearing therefor,

IT IS HEREBY ORDERED that all stays and injunctions, including the automatic stays imposed

1 by U.S. Bankruptcy Code 362(a) are hereby vacated as to Movant with respect to that certain real  
2 property which is the subject of a Deed of Trust dated October 5, 2005 and recorded in the office of the  
3 Maricopa County Recorder wherein US Bank Natl. Assoc., as Trustee for Bear Stearns Asset Backed  
4 Securities, 2006-AC1 is the current beneficiary and Harry Clark Sharar and Juanita Elaine Sharar have an  
5 interest in, further described as:

6 LOT 93, MELROSE GARDENS N.W. UNIT TWO, ACCORDING TO BOOK 118 OF MAPS,  
7 PAGE 3, RECORDS OF MARICOPA COUNTY, ARIZONA.

8 IT IS FURTHER ORDERED that Movant may contact the Debtor(s) by telephone or written  
9 correspondence regarding a potential Forbearance Agreement, Loan Modification, Refinance  
10 Agreement, or other Loan Workout/Loss Mitigation Agreement, and may enter into such agreement  
11 with Debtors. However, Movant may not enforce, or threaten to enforce, any personal liability against  
12 Debtors if Debtors' personal liability is discharged in this bankruptcy case.

13 IT IS FURTHER ORDERED that this Order shall remain in effect in any bankruptcy chapter  
14 to which the Debtor may convert.

15  
16 DATED this \_\_\_\_ day of \_\_\_\_\_, 2010.

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18 \_\_\_\_\_  
19 JUDGE OF THE U.S. BANKRUPTCY COURT  
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